 GENERAL INFORM Location/address 		220 Brackett S			PEPMIT ISS
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Address	17/ 23 d on 194				
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. is this a legally reco	orded Lat2				
DESCRIPTION OF	MG011/ 745 _				
to re	model kitcher	n as per plans			
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		aug 50e_		d anarovolino I	Tuon i data
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ase fee			other fees		
e plan review fee			late fee		
			IOIAL \$30.0		
WATER SUPPLY: [S OF WORK		
SEWER: publ	c private, type	7 FLECTRICAL: service entrance # smoke detecto	siz o rs	8. CHIMNEY: material	# flues # fireplaces
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I. FOUNDATION: the thickness	/pe footing		OIS1SS	raiteis	max. cn center
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SPRINKLER SYSTEM	yes 🗆 no 🗀	wall thickness height		sil; helaht	
				Name and Address of the Owner, where the Person of the Per	dow? yes no
TAX MAP #				IX.NEW OR PH REFERENCE	ASED SUBDIVISION
LOT#	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Carrier St. St. St. St.		
VALUE/STRUCTU	\$E.(lot	
PERMIT EXPIRATION)N			Block	
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PROPOSED USE:		14	79000(10)		u Whaimett
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II.OWNERSHIP:	PJ&UC	XP	RIVATE		
III. EST. CONSTRUC	ION COST	000	XIV. GR	SQ. FT. OF LOT	
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/ RESIDENTIAL BUIL			OMS XVI	. # RESIDENTIAL	
NEW DWELLING U	VITS WITH:	BDRM 2 BDRMS	3 BDRMS	* NEW DW	
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PROVALS BY:	DATE	_		SCELLANEOUS	
	M PLAN EXAMIN	Jaly 24.1989	Will work require dis street?		
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DILDING INSPECTION ONING:			taining thereto are	observed?	
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DIETO APPLICANT	Separate pelactrical, XVIII:1 SIGNATURE OF ART	and mechanicals,	y the Installers and su	observed?	heating, plumbing,

Approved Location Dwelling Date of permit 220 B12 ٠. 300 1971 1981 X 1RUPUSED Jam. B. XI. PASI USE Net Charles and a second by many by and the second s AND THE PROPERTY OF THE PROPER THE TAX AND THE PROPERTY OF THE PARTY OF THE 12 76. W. Stever WIND THE 5 3140 1 40, 50, 50, " . Ny () | 4 54.5 AVER VIOLET V POST ٠ ٨ ٠ ١

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BARBER 220 BRACKET ST. MAP 55-138 Kitchen Remodel Materials Estimate LaBor Est. GUT TO STUDS 10 Sheets Plyword NEW SUBFLOOR 4 New Windows \$ 320 NOW dry wall (17 sheets) \$ 100 0 (have all materials left) 0 -Ç-Plumb for Kitchen sink (nave lettouer materials) 10' Z Shopped new cabinets Sus ponded coiling elec heat registers + tstats Clapbourds (teplace domaged as) 150 60

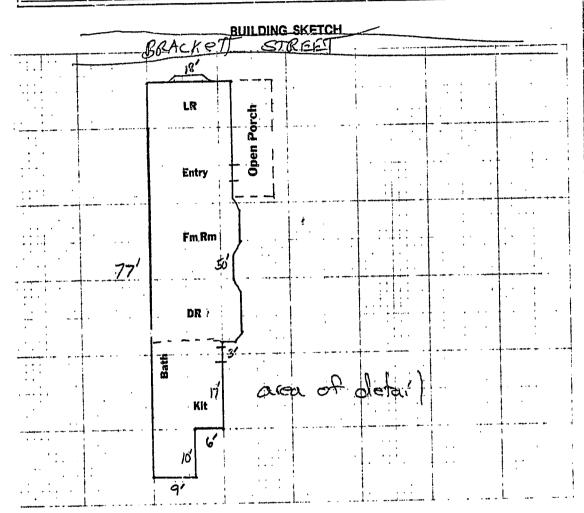
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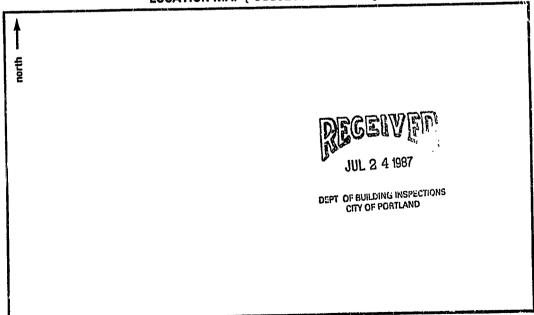
MAP SKETCH ADDENDUM

Aller of Participations

Borrower/Client William Bacher	
BUTOWEIT CHERK	
Property Address 120 Brackett St. 33-88 Zio Coo	014/03
	B 07700
City Portland County Cum Berland State Mile.	
Lender	
Leiluci	



LOCATION MAP [*SUBJECT PROPERTY]



OVER FOR PHOTO ATTACHMENTS

FW-70A/1004A

© 1984 Forms and Worms Inc., 315 Whitney Ave., New Haven, CT 08511 All Rights Reserved 1 (800) 243-4545

SKETCH AÜDENDUM Borrower/Client Property Address City **G**f 27 0 JUL 2 4 1987 DEPT. OF BUILDING INSPECTIONS CITY OF PORTLAND 010 Plumbing Electrical corpentry outlets towitches babolicegisitures thermostats T new autofloor new sink Comore old sink 4 now windows hipportably senoue old sadiator and tie off new wall board over celoter insulating bound relocate star: outlet (2) Serling lights middle of N.+ + BKfstarea replace siding as needed new windows wallboard suspended ceiling Approx 10 new 2 shaped Abinety

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development Inspection Services Division Tel. 775-5451 - Ext. 311 - 346

Ms. Shirley Barber 220 Brackett Street Portland, ME 04102

CH. 55 BLK. B LOT 38

LOCATION: 220 Brackett Street

PROJECT: "ICP-WE ISSUED: October 9, 1986 EXPIRES: December 9, 1986

Dear Ms. Barber:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 220 Brackett Street by Code Enforcement Officer Merlin Leary Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before <u>Dece</u> 9, 1986. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director Planning & Urban Development

> P. Samuel Hoffses Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

Actachments

jmr

HOUSING INSPECTION REPORT

OWNER: Ms. Shirley Barber

LOCATION: 220 Brackett St. 35-B-38 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: October 9, 1986 EXPIRES: December 9, 1986

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE ν of the municipal codes, "Housing code", and must be corrected on or before the expiration date.

	SEC.(S)
* 1. RIGHT CELLAR - windows - broken glass. 2. SECOND FLOOR REAR HALL - wall - broken shingles. * 3. SECOND FLOOR REAR HALL - stairway - missing safety rail.	1083 1082 1084
FIRST FLOOR * 4. LIVING ROCM - ceiling - missing light fixture.	1135
SECOND FLOOR * 5. SMOKE DETECTOR - missing. (ten days)	25 MRSA 2464

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.



CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy

LOCATION 226 Brackets St.

Issued to Shirley Barber

Date of Issue July 10, 1989

This is to certify that the building, premises, or part thereof, at the above location, built - altered - changed as to use under Building Permit No. 89/2053, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

3 unit Apartments

Limiting Conditions:

THE REPORT OF THE PARTY OF THE

Nonwe

This certificate supersedes certificate issued

	n e e e e e e e e e e e e e e e e e e e
PERMIT # 10205 CITY OF Portraid BUILDIN	IG PERMIT APPLICATION MAP #LOT#
Please fill out any part which applies to job. Proper plans must accompany form.	For Official Use Only
Owner: Shirley Barber 554-9147	Date March 20, 1989 Subdivision: Yes / No.
50 0 Box 10525 N.S 04104	Inside Fire Limits Lot
ddf-ses_ 17.00 BOX. 10919 220 Brackett St.	Por Official Use Unly Data March 20, 1989 Subdivison: Yes / No Name Lot Hilling Code Block Time Limit Permit Expiration Patimated Cost Ownership Private For Company Control of Control
OCATION OF CONSTRUCTION 220 BLBC/1834 541	Patimated Cost Ownership Paulif ValueStructures CO Private
ONTRAC OR: SUBCONTRACTORS:	For
DDRESS:	Ceiling:
i.t. Construction Cost: Type of Use:	1 Calling Taigte Size
est Tigel	2. Ceiling Strapping Size Spacing
ast Use: Sq. Ft. # Stories: Lot Size:	3. Type Ceilings: PEBMIT ISSUED 4. Insulation Type
is Proposed Use: Seasonal Condominium Apartment	MAY IN INDE
s Proposed Use: Seasonal Condominum Apartment	t Manager Define Size Span
Conversion - ExplainChange of Use to Legalize 3 family Letter artacl	1. Trus of Rate Size Size Size Size 3. Roof Covering Type City Of Portland
Conversion - Explainthenage of ose to degetter artacles	4. Other
lesidential Buildings Only: Of Dwelling Units# Of New Dwelling Units	Chim:reys: Number of Fire Places
	Hasting
Poundation:	Type of Heat:
1. Type of Soil:	Electrical: Scrvice Entrance Size: Smoke Detector Required Yes No
8. Footings Size:	Plumbing: 1. Approval of soil test if required Yes No No
. 5. Other	A. A. Chaire and Chaire
Floor:	2. No. of Tues of State of State of Use of Use of Use of Use of Use of Other Fixed of Use of Use of Other Fixed of Use of Use of Use of Other Fixed of Use o
1. Sills Size: Sills must be anchored.	Change of Use 52 permitty and to an a
2, Girder Size:	Swimming Pools:
3. Lally Column Spacing: Size: Spacing 16" O.C. 4. J. ists Size: Spacing 16" O.C. 5. Bridging Type: Size: Size: 7. Other Material:	1. Type: / Square Footage
5, Bridging Type: Size: Size:	3. Must conform to National Electrical Code and State Law.
7. Other Material:	5. No. of Other Fixtures 22 and 10 square Footage 1. Type: 2. Peol Size: 3. Must conform to National Electrical Code and State Law. Zoning: Required Setbacks: Front Back Side Side
,	Required Setbacks: Front Back Side Side
Exterior Walls: 1. Studding Size Spacing 2. No. windows	Review Required:
2. No. windows	Required Setbacks: Front Back Side Side Side Review Required: Zoning Board Approval: Yes No Date: Planning Board Approval: Yes No Date: Conditional Use: Shore and Floodplain Mgmt Speedal & reption Other (Explain) Date Approved
3, No. Doors Span(s)	Conditional Use: Variance Site Plan Subdivision
5. Bracing: Yes No	Shore and Floodplain MgmtSpecial E Without
8. Corner Posts Size 7. Insulation Type Size 8. Sheathing Type Size	Date Approved.
8. Sheathing Type Size	
9 Sidir F Type Westner Exposure	Poweit Presived By
11. Metal Materials	RWIT SISSUE Diant Date 3/20/89
Interior Walls:	RMITsISSUEDdiant Date 3/20/89
2. Header Sizes Span(s)	Visit Land Land Land Land Land Land Land Land
3. Well Covering Type	
4. Fire Wall if required 5. Other Materials	Inspection Dates Vellow-GPCOG White Tag-CEO/ / nan © Copyright GPCOG 1987
rosessA xaT-etihW Narch 20 1989	Yellow-GPCOG White Tag -CEO 5 Mn Copy right GPCOG 1987

BUILDING PERMIT REPORT

ADDRESS: 220 Bracke TT 57. DATE: 10/mx.1/89
REASON FOR PERMIT: Change of Use From 2 753
Family Apartmont's
BUILDING OWNER: Shirley Barber
CONTRACTOR:
PERMIT APPLICANT: / '
APPROVED: *3 *4 *5 * 6 * 7 DENTED:
CONDITION OF APPROVAL OR DENIAL:

- Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-l shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
 - 7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station snoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-l and I-l and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

MARIE MARIE LA CONTRACTOR DE LA CONTRACTOR DEL CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR

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In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every scory of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual detector shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

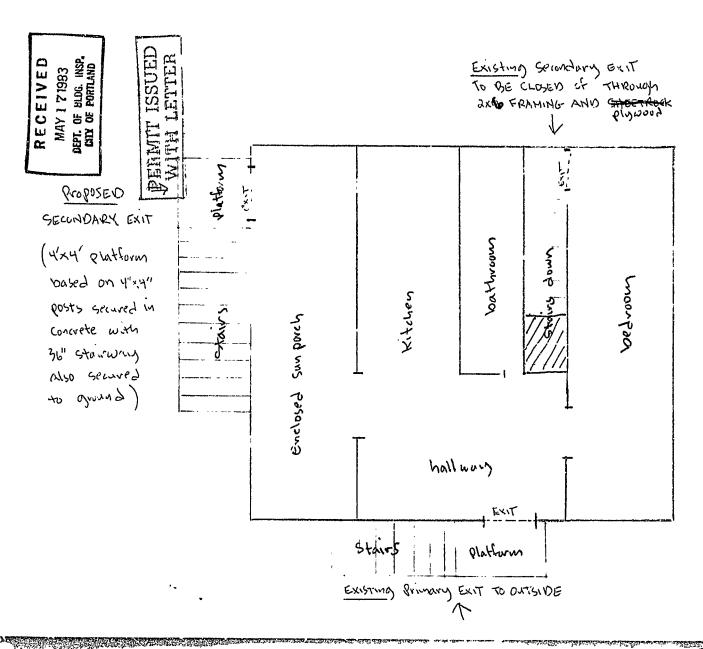
- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood 'cors or approved equivalent.
- 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a Jphere with a diameter of 6 inches cannot pass through any opening.
- 10.) Section 25-135 of the Municipal Code for the City of Portland states:
 "No person or utility shall be granted a permit to excavate or open
 any street or sidewalk from the time of November 15 of each year to
 April 15 of the following year.
- il.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet he standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,

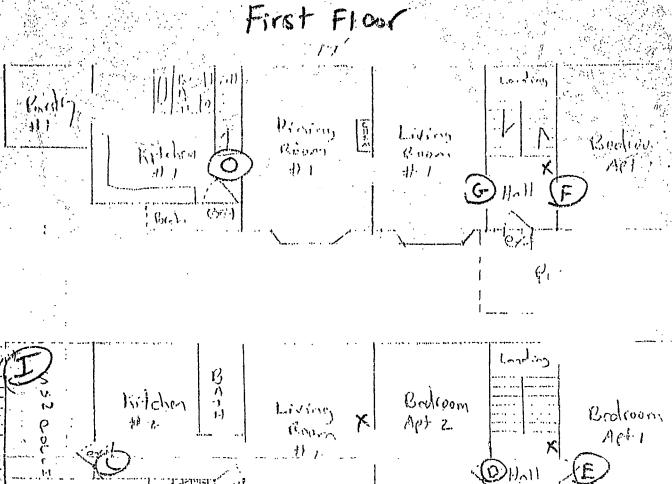
P. Samuel Hoffses Chief of Inspection Services

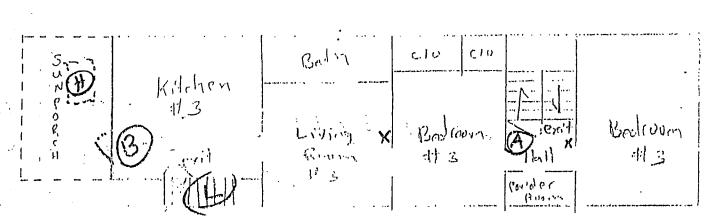
/el 11/16/88

Hariate Carrie Carrie



220 Brackett St. Portland Maine owner Shirley Barber MAP 55-13-38 100 Z 4500 Z PINEST MAP 55-B-38 1" = 50'





Second Floor

THERD FLOOR

X - smoke detectors

Lt. Garroway
Portland Fire Dept.
Congress St.
Portland, Maine

RE: 220 Brackett St. (BARBER)

Dear. Lt. Garroway:

Per our discussion, I've enclosed the revised plans which are as follows:

1 hour fire rated doors at: A,B,C,D,E,F,G
door A will be an inswing.
B and C are the changes we discussed.

Construct interior staircase between third floor sunporch to second floor sunporch at H $\,$ (exact location to be field determined by contractor)

Install new exterior door at I.

Reconstruct existing exterior stairs at J to accommodate new door.

Close off existing interior stairwell K+L. 5/8 firerated wallboard on each side of stud wall.

Remove existing outside stairs at M. Check if demo permit is required.

Wood jambs on firerated doors provided the contractor's rough openings provide for a tight fit without large gaps.

Exterior stairs per code specs provided.

20 minute firerated door to the cellar stairs at O.

2 fast acting residential sprinkler heads over boiler.

Hardwired smoke detectors in locations approximate to locations marked by X. wall or ceiling mount but no closer than 4" from ceiling/wall juncture.

Sincerely:

Bill Barber

Mr. William Giroux Portland Dept. of Zoning City Hall Portland, Maine

Dear Mr. Giroux:

In June of 1983 I purchased the 3 unit apt. building at 220 Brackett St. At the time of the purchase FHA required that code enforcement inspect the building to be sure it met current standards. Because of this the sellers had to install an outside staircase to serve as the emergency exit for the second floor. At this point I thought we had a legal building, but recently we had an appraisal done to obtain refinancing and the appraiser indicated that the property was only a legal 2 unit based on the records on microfilm and that a certificate of occupancy was never issued for the third unit. Based on my husbands of occupancy was never issued for the third unit. Based on my husbands conversation with you, we are applying for a "change of use' from a 2 unit to a three unit. Please note that there will not be any changes to the existing foundation or structure in any way, the building was built approx. 1874, from what we could determine the property appears to have been in use as a three unit since the 1960s, the lot size of to have been in use as a three unit since the 1960s, the lot size of 4500 sq.ft. meets current space requirements, there are 3 separate updated 100Amp electric services, and three full baths. As you requested, I've enclosed a plot plan with the building outlined, this is as close to scale as possible. Please let me know if you have any further questions or requirements so that we can resolve this as quickly as possible and bring our building back to legal status.

Sincerely: shirtey by be Darbu

F.O. Box. 10525 Portland, Maine 04104 Tel: 854-9147 (work) between 8:30 to 5:30

PEPT OF BUILDING INSPECTIONS



PERMIT 102052 CITY OF PORTLAND BUILDING P	ERMIT APPLICATION MAP #LOT#
Please fill out any part which applies to job. Proper plans must accompany form.	For Official Use Only
Owner: Shirley Barber 854-9147	Date March 0. 1989 Subdivision: Yes / No Name
Address: P.O. Box. 10525 DTS 04104	Inside Fire Limits
LOCATION OF CONSTRUCTION 220 Brackett St. CONTRACTOR: SUBCONTRACTORS:	Block Block
COUNT A COTTON A COTT	Pormit Expiration: Patimated Cost ValueStructures: For Public Private Private Private Private Private
ADDRESS:	
For Construction Costs Type of May	Coiling:
Est. Construction Cost: Type of Use:	1. Celling Joista Size: PERMIT ISSUED 2. Celling Strapping Size Spacing
Building Dimensions L W Sq. Ft # Stories: Lot Size:	3. Type Cellinge: 4. Insulation Type Si: NAY 10 1989
Is Proposed Use: Sco sonal Condominium Apartment	5. Ceiling Height: 2003
Conversion - ExplainChange of Use to Legalize 3 family	1 Trues or Poster Size
COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE Letter attached	2. Sheathing Type Size Size 3. Roof Covering Type
20 1.1 41-1 10-11.11	4, Other
# Of Dwelling Units # Of New Dwelling Units	Chimpays:
Foundation:	Type: Number of Fire Places Heating: Type of Heat:
1. Type of Soil:	Electrical:
3. Pootings Size:	Scrvice Entrance Size: Smoke Detector Required YesNo
3. Footings Size: 4. Foundation Size:	Plumbing: 1. Approval of soil test if required Yes NoNo
5. Other	2. No. of Tubs or Showers
Ploor:	3. No. of Plushes
1, Sills Size. Sills must be anchored. 2. Girder Size:	4. No. of Lay atories
2. Girder Size: 3. Lelly Column Spacing: 4. Joiets Size: 5. Bridging Type: 5. Size: 5. Bridging Type: 7. Size: 8. Size: 8. Size: 9. Size:	5. No. of Other Fixtures Swimming Pools:
4. Joints Size: Spacing 16" O.C.	1. Type:
5. Bridging Type: Size Size	1. Type: 2. Pool Sizex Square Footage
6. Floor Sheathing Lype; Size:	3. Must conform to National Electrical Code and State Law.
7. Other Material:	Zoning: District Street Emptage Pea Provided
Exterior Wells:	DistrictStreet Frontage Req.:Provided
1. Studding Size Specing	Raviare Ramirade
2. No. windows	Zoning Board Apr oval: Yes No Date:
3. No. Doors 4. Header Sizes Span(s)	Planning Board Approval: 108 100 Date: Conditional Vices Veriance Site Plan Subdivision
4. Header Sizes Span(s) 5. Bracing: Yes No	Shore and Floodplain Mgmt. Special Exception
5. Corner Posts Size	Other(Explain)
5. Corner Posts Size 7. Insulation Type Size	Date Approved
8. Sheathing TypoSize	,
9. Siding Type Weather Exposure	Permit Received By Latini
10. Masonry Materials 11. Metal Materials	
Interior Walls:	Signature of Applicant Date 3/20/89
1, Studding Size Spacing 2, Header Sizes Span(s)	
2. Header Sizes Span(s)	Signature of CEO Pate
3. Wall Covering Type	Inspection Dates (5) MW
5. Other Materials	Signature of CEO Pate Inspection Dates S
	w-GPCOG White Tag -CEO © Copyright GPCOG 1987